

CARBON COUNTY PLANNING COMMISSION

October 19, 2021

The regular monthly meeting of the Carbon County Planning Commission (CCPC) was held on Tuesday, October 19, 2021 at 2:00 p.m. in the Jim Thorpe Area School District Administration Office Building, 410 Center Avenue, Jim Thorpe, PA.

The following Board Members were present: Fred Bresswein, Chairman; George Karas, Vice Chairman; Frank Jacobs, Secretary; Bob Miller; Jesse Walck; Timm Berger. Also in attendance were: Ivan Meixell, Jr., Land Planner; and Kathy Reigel, Recording Secretary. Commissioner Chris Lukasevich attended the meeting as well.

The following Board Members were absent: Ginny Compton; Dwight Eisenhower; and Dennis Demara. Also absent was David Bodnar, Planning & Development Director.

There being a quorum present Chairman Bresswein called the meeting to order at 2:00 p.m.

MINUTES:

On motion of Frank Jacobs, seconded by George Karas and unanimously passed, the Minutes of the September 21, 2021 regular monthly meeting were approved as mailed.

SUBDIVISION REVIEW:

The following plans were submitted for review. The official review comments were forwarded accordingly and are attached hereto and made a part hereof.

- 1) **S.R. 940 Warehouse Land Development Plan/Lot Consolidation Plan** (Richard Henry Construction, Inc. – Owner/Developer) – Kidder Township (Final) {3,732}

Christopher Arnold, M.L.E., P.E. of Pennoni Associates, Engineer for this proposed plan submission attended the meeting to aid in the review.

The CCPC's review of the aforementioned plan found several areas of non-compliance with the requirements of the Kidder Township Land Development and Zoning Ordinances that precludes any recommendation for final approval of this land development/lot consolidation plan at this time as submitted for review. Review comments are being provided by the CCPC to the Kidder Township Planning Commission, Kidder Township Supervisors, Applicant and the Engineer responsible for this project, with the provision that all CCPC comments are addressed and adequately mitigated before final plan approval. Therefore, no official action was taken by the Carbon County Planning Commission Board on this Land Development Plan/Lot Consolidation Plan.

- 2) **Joseph Yannone Minor Subdivision/Lot Line Revision** – Palmerton Borough
(Final) {3,778}

RECOMMENDATION: **Conditional Plan Rejection.**

MOTION: G. Karas.

SECOND: B. Miller.

VOTE: Unanimous.

- 3) **James E. III & Amy L. Dietsche Lot Line Revision** – Penn Forest Township (Final) {3,779}

RECOMMENDATION: **Conditional Plan Approval.**

MOTION: B. Miller.

SECOND: J. Walck.

VOTE: Unanimous.

- 4) **Michael L. & Shannon M. Williams Lot Line Revision** – Lehighton Borough (Final) {3,780}

RECOMMENDATION: **Plan Approval.**

MOTION: F. Jacobs.

SECOND: T. Berger

VOTE: Unanimous.

- 5) **Mauch Chunk Parking Lot – 151 West Broadway Land Development Plan** (James P. Dougher – Developer) – Jim Thorpe Borough (Preliminary/Final) {3,781}

The CCPC’s review of this proposed land development found several areas of non-compliance with the requirements of the Jim Thorpe Borough Land Development Ordinances that precludes any recommendation for approval of this land development plan at this time as submitted for review. Review comments are being provided by the CCPC to Jim Thorpe Borough and the Engineer responsible for this project, with the provision that all CCPC comments must be addressed and adequately mitigated before plan approval. Therefore, no official action was taken by the Carbon County Planning Commission Board on this Land Development Plan.

TECHNCIAL DOCUMENTATION REVIEWS :

- 1) PA DEP Permits:

- Public Water Supply Development Permit Application, Exeter Industrial Drive Route 940 Land LLC, Blue Ridge Real Estate Lot #1, Kidder Township

Corresponding Land Use Letter with Appendix A was completed which indicated that the proposed project is consistent with the adopted Carbon County Comprehensive Plan.

- Chapter 105 Water Obstructions & Encroachment General Permit Registration, Lehighon Water Authority & LVH (Lehigh Valley Hospital) – Carbon Campus – S.R. 443 Waterline Crossing, Mahoning Township

No response warranted

After a brief review and discussion, the aforementioned responses are to be forwarded appropriately.

CORRESPONDENCE:

Correspondence received is on file in the Carbon County Office of Planning & Development, and is available for review from 8:30 a.m. to 4:30 p.m. – Monday through Friday.

ADJOURNMENT:

There being no further business, on motion of Frank Jacobs, seconded by Tim Berger and unanimously passed, the meeting adjourned at 2:30 p.m.

/S/ Frank Jacobs

Frank Jacobs, Secretary